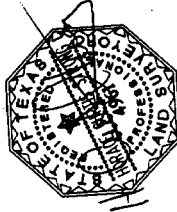


1623 Blinnest Dr. Ste. A102  
Byron, Texas 77802  
Phone (409) 776-9836  
Fax (409) 731-0096  
email: strong@earthlink.net

NORTH ORIENTATION IS BASED ON  
ROTATING THE NORTHWEST LINE OF  
8.48 ACRE TRACT TO DEED CALLS  
AS SHOWN IN 2716/38

LEGEND  
● 1/2" IRON ROD SET

I, H. CURTIS STRONG, REGISTERED PROFESSIONAL LAND  
SURVEYOR NO. 4961, DO HEREBY CERTIFY THAT THIS  
PLAT REPRESENTS THE RESULTS OF AN ON THE GROUND  
SURVEY AND IS TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE.



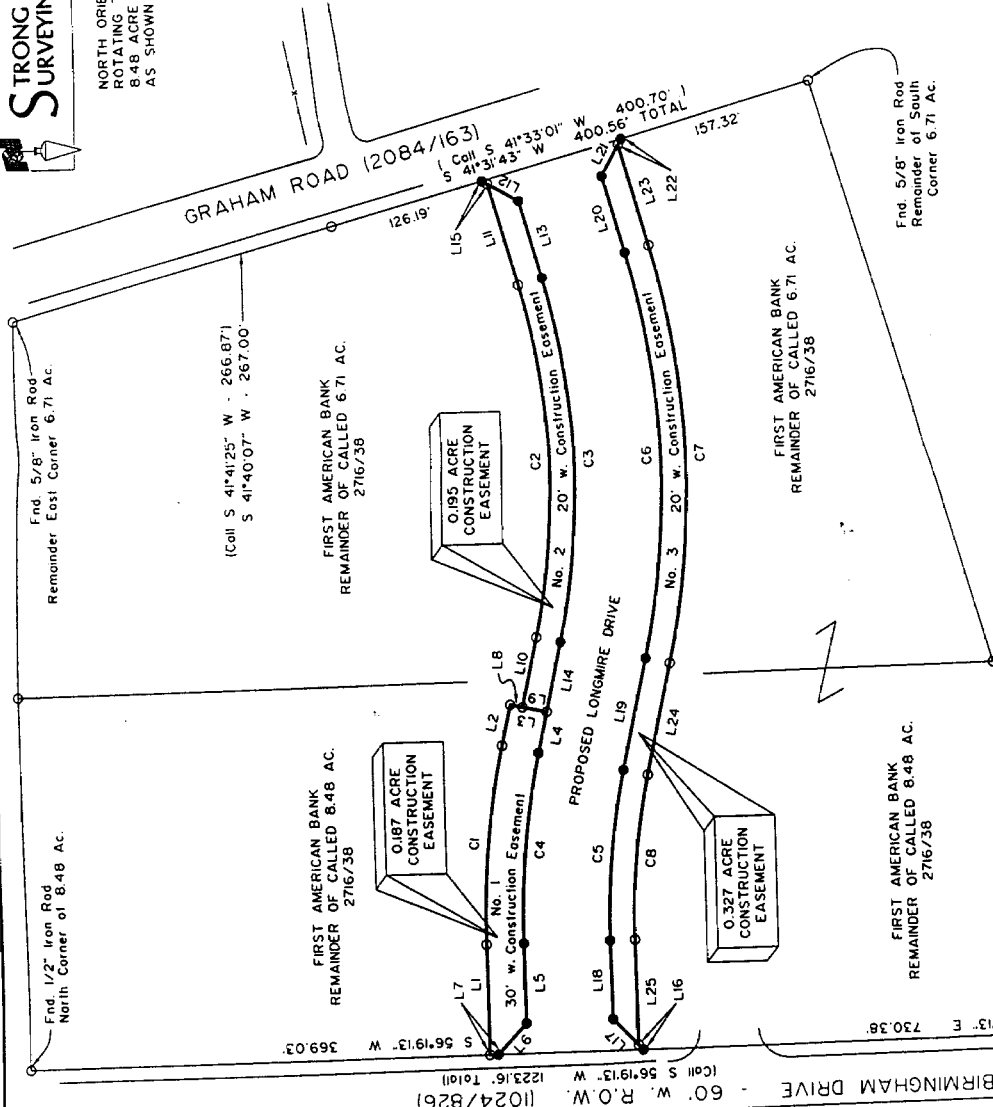
H. CURTIS STRONG

SURVEY DATE: 4/28/2000

# CITY OF COLLEGE STATION PROPOSED CONSTRUCTION EASEMENTS FOR PROPOSED LONGMIRE DRIVE OUT OF THE

FIRST AMERICAN BANK  
CALLED 8.48 ACRE TRACT & 6.71 ACRE TRACT  
VOLUME 2716, PAGE 38  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
DECEMBER 31, 2001

JOB NO. 20020010WG



Fnd. 5/8" Iron Rod  
Remainder of South  
Corner 6.71 Ac.

FIRST AMERICAN BANK  
REMAINDER OF CALLED 6.71 AC.  
2716/38

FIRST AMERICAN BANK  
REMAINDER OF CALLED 8.48 AC.  
2716/38

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	705.00	13°05'29"	161.08	80.89	S 27°04'46" E	160.73
C2	585.00	28°02'59"	286.39	146.13	S 34°33'31" E	283.84
C3	605.00	28°02'59"	296.18	151.2	N 34°33'31" W	293.23
C4	675.00	13°05'29"	154.23	77.45	N 27°04'46" W	153.89
C5	605.00	13°05'29"	138.24	69.42	S 27°04'46" E	137.93
C6	675.00	28°02'59"	330.45	168.61	S 34°33'31" E	327.16
C7	695.00	28°02'59"	340.24	173.60	N 34°33'31" W	336.86
C8	585.00	13°05'29"	133.67	67.12	N 27°04'46" W	133.37

Line	Bearing	Dst.
L1	S 33°37'31" E	89.39
L2	S 20°32'02" E	34.06
L3	S 69°27'58" W	30.00
L4	N 20°32'02" W	34.06
L5	N 33°37'31" W	65.07
L6	N 10°04'49" E	33.62
L7	N 56°19'13" E	6.77
L8	S 69°27'58" W	10.00
L9	S 69°27'58" W	20.00
L10	S 20°32'02" E	58.04
L11	S 48°35'00" E	85.88
L12	S 87°18'20" W	28.73
L13	N 48°35'00" W	65.25
L14	N 20°32'02" W	58.04
L15	S 87°18'20" W	4.97
L16	S 76°46'03" E	5.48
L17	S 76°46'03" E	29.25
L18	S 33°37'31" E	63.93
L19	S 20°32'02" E	92.10
L20	S 48°35'00" E	64.88
L21	S 04°28'26" E	28.73
L22	S 04°28'26" E	5.16
L23	N 48°35'00" W	85.52
L24	N 20°32'02" W	92.10
L25	N 33°37'31" W	85.27

Fnd. 1/2" Iron Rod  
West Corner of 8.48 Ac.

**FIELD NOTES  
CITY OF COLLEGE STATION  
PROPOSED CONSTRUCTION EASEMENTS  
FOR THE  
PROPOSED EXTENSION OF  
LONGMIRE DRIVE  
0.709 OF ONE ACRE OUT OF THE  
FIRST AMERICAN BANK  
CALLED 8.48 ACRE TRACT & 6.71 ACRE TRACT  
VOLUME 2716, PAGE 38  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
DECEMBER 31, 2001**

All that certain lot, tract or parcel of land being 0.709 of one acre situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, Brazos County, Texas, and being a part of that certain Called 8.48 acre tract and 6.71 acre tract as described in deed from United Bankers Service Corporation to First American Bank of record in Volume 2716, Page 38, Official Records of Brazos County, Texas, said 0.709 acre Construction Easement being more particularly described in three (3) tracts by metes and bounds as follows:

**TRACT NO. 1 - 30' WIDE CONSTRUCTION EASEMENT**

BEGINNING at a point in the northwest line of said Called 8.48 acre tract and the southeast right-of-way line of BIRMINGHAM DRIVE for the most northerly corner, said corner being S 56 ° 19 ' 13 " W a distance of 369.03 feet from a ½" Iron Rod found for the most northerly corner of said Called 8.48 acre tract;  
THENCE S 33 ° 37 ' 31 " E, a distance of 89.39 feet to a point for the beginning of a curve;  
THENCE around a curve in a clockwise direction having a delta angle of 13 ° 05 ' 29 ", an arc distance of 161.08 feet, a radius of 705.00 feet, and a chord of S 27 ° 04 ' 46 " E, a distance of 160.73 feet to a point for the point of tangency of said curve;  
THENCE S 20 ° 32 ' 02 " E, a distance of 34.06 feet to a point for the most easterly corner;  
THENCE S 69 ° 27 ' 58 " W, a distance of 30.00 feet to a point on the northeast right-of-way line of Proposed LONGMIRE DRIVE for the most southerly corner;  
THENCE N 20 ° 32 ' 02 " W, along the northeast right-of-way line of said Proposed LONGMIRE DRIVE a distance of 34.06 feet to a ½" Iron Rod with Cap found for the beginning of a curve;  
THENCE continuing along said Proposed northeast right-of-way line around a curve in a counterclockwise direction having a delta angle of 13 ° 05 ' 29 ", an arc distance of 154.23 feet, a radius of 675.00 feet, and a chord of N 27 ° 04 ' 46 " W, a distance of 153.89 feet to a ½" Iron Rod found with Cap for the point of tangency of said curve;  
THENCE N 33 ° 37 ' 31 " W, continuing along said Proposed northeast right-of-way line a distance of 65.07 feet to a ½" Iron Rod with Cap found for an angle point;  
THENCE N 10 ° 04 ' 49 " E, along the southeast right-of-way line of said Proposed LONGMIRE DRIVE a distance of 33.62 feet to a ½" Iron Rod with Cap found in the northwest line of said Called 8.48 acre tract and the southeast right-of-way line of said BIRMINGHAM DRIVE for an exterior corner;  
THENCE N 56 ° 19 ' 13 " E, along the northwest line of said Called 8.48 acre tract and the southeast right-of-way line of said BIRMINGHAM DRIVE a distance of 6.77 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.187 OF ONE ACRE OF LAND MORE OR LESS IN TRACT NO. 1.

## **TRACT NO. 2 - 20' WIDE CONSTRUCTION EASEMENT**

BEGINNING at a point for the most southerly corner, said corner being S 41 ° 40 ' 07 " W - 267.00 feet, S 41 ° 31 ' 43 " W - 126.19 feet and S 87 ° 18 ' 20 " W a distance of 4.97 feet from a 5/8" Iron Rod found for the easterly corner of said Remainder of Called 6.71 Acre Tract;  
THENCE S 87 ° 18 ' 20 " W, along the north right-of-way line of said Proposed LONGMIRE DRIVE a distance of 28.73 feet to a 1/2" Iron Rod with Cap found for an exterior corner;  
THENCE N 48 ° 35 ' 00 " W, along the northeast right-of-way line of said Proposed LONGMIRE DRIVE a distance of 65.25 feet to a 1/2" Iron Rod with Cap found for the beginning of a curve;  
THENCE continuing along the northeast right-of-way line of said Proposed LONGMIRE DRIVE around a curve in a clockwise direction having a delta angle of 28 ° 02 ' 59 ", an arc distance of 296.18 feet, a radius of 605.00 feet, and a chord of N 34 ° 33 ' 31 " W, a distance of 293.23 feet to a 1/2" Iron Rod found with Cap for the point of tangency of said curve;  
THENCE N 20 ° 32 ' 02 " W, continuing along the northeast right-of-way line of said Proposed LONGMIRE DRIVE a distance of 58.04 feet to a point for the most westerly corner;  
THENCE N 69 ° 27 ' 58 " E, a distance of 20.00 feet to a point for the most northerly corner;  
THENCE S 20 ° 32 ' 02 " E, a distance of 58.04 feet to a point for the beginning of a curve;  
THENCE around a curve in a counterclockwise direction having a delta angle of 28 ° 02 ' 59 ", an arc distance of 286.39 feet, a radius of 585.00 feet, and a chord of S 34 ° 33 ' 31 " E, a distance of 283.54 feet to a point for the point of tangency of said curve;  
THENCE S 48 ° 35 ' 00 " E, a distance of 85.88 feet to the PLACE OF BEGINNING AND  
CONTAINING AN AREA OF 0.195 OF ONE ACRE OF LAND MORE OR LESS IN TRACT NO. 2.

## **TRACT NO. 3 - 20' WIDE CONSTRUCTION EASEMENT**

BEGINNING at a point for the most southerly corner, said corner being N 41 ° 31 ' 43 " E - 157.32 feet and N 4 ° 28 ' 26 " W a distance of 5.16 feet from a 5/8" Iron Rod found for the most southerly corner of said Remainder of Called 6.71 acre tract;  
THENCE N 48 ° 35 ' 00 " W, a distance of 85.52 feet to a point for the beginning of a curve;  
THENCE around a curve in a clockwise direction having a delta angle of 28 ° 02 ' 59 ", an arc distance of 340.24 feet, a radius of 695.00 feet, and a chord of N 34 ° 33 ' 31 " W, a distance of 336.86 feet to a point for the point of tangency of said curve;  
THENCE N 20 ° 32 ' 02 " W, a distance of 92.10 feet to a point for the beginning of a curve;  
THENCE around a curve in a counterclockwise direction having a delta angle of 13 ° 05 ' 29 ", an arc distance of 133.67 feet, a radius of 585.00 feet, and a chord of N 27 ° 04 ' 46 " W, a distance of 133.37 feet to a point for the point of tangency of said curve;  
THENCE N 33 ° 37 ' 31 " W, a distance of 85.27 feet to a point in the southwest right-of-way line of said Proposed LONGMIRE DRIVE for the most northerly corner, said corner being N 56 ° 19 ' 13 " E - 730.38 feet and S 76 ° 46 ' 03 " E a distance of 5.48 feet from a 1/2" Iron Rod found for the West corner of said Called 8.48 acre tract;  
THENCE S 76 ° 46 ' 03 " E, along the southwest right-of-way line of said Proposed LONGMIRE DRIVE a distance of 29.25 feet to a 1/2" Iron Rod with Cap found for an exterior corner;  
THENCE S 33 ° 37 ' 31 " E, continuing along said southwest right-of-way line a distance of 63.93 feet to a 1/2" Iron Rod with Cap found for the beginning of a curve;  
THENCE continuing along said southwest right-of-way line around a curve in a clockwise direction having a delta angle of 13 ° 05 ' 29 ", an arc distance of 138.24 feet, a radius of 605.00 feet, and a chord of S 27 ° 04 ' 46 " E, a distance of 137.93 feet to a 1/2" Iron Rod with Cap found for the point of tangency of said curve;  
THENCE S 20 ° 32 ' 02 " E, continuing along said southwest -right-of-way line a distance of 92.10 feet to a 1/2" Iron Rod with Cap found for the beginning of a curve;

THENCE continuing along said southwest right-of-way line around a curve in a counterclockwise direction having a delta angle of  $28^{\circ} 02' 59''$ , an arc distance of 330.45 feet, a radius of 675.00 feet, and a chord of  $S 34^{\circ} 33' 31'' E$ , a distance of 327.16 feet to a  $\frac{1}{2}$ " Iron Rod with Cap found for the point of tangency of said curve;

THENCE  $S 48^{\circ} 35' 00'' E$ , continuing along said southwest right-of-way line a distance of 64.88 feet to a  $\frac{1}{2}$ " Iron Rod with Cap found for an exterior corner;

THENCE  $S 4^{\circ} 28' 26'' E$ , along the west right-of-way line of said Proposed LONGMIRE DRIVE a distance of 28.73 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.327 OF ONE ACRE OF LAND MORE OR LESS IN TRACT NO. 3. ALL TRACTS COMBINED CONTAINING A TOTAL AREA OF 0.709 OF ONE ACRE OF LAND MORE OR LESS, according to a survey performed on April 28, 2000 and updated on December 31, 2001, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. For north orientation and other information see accompanying plat.

